

DATE: October 2, 2023

MEMO TO: Paras Parekh, Chair
Planning Committee

FROM: Randall L. Seebach
Director of Planning and Land Preservation

RECOMMENDATION: Recommend approval of a Resolution to purchase an approximately 3-acre property in Newport Township, known as the County of Lake, Trustee property, for \$1.00 as an addition to Wadsworth Savanna Forest Preserve.

STRATEGIC DIRECTION SUPPORTED: Conservation

FINANCIAL DATA: The purchase price of the County of Lake, Trustee property is \$1.00, and will be funded from the Capital Improvement Plan Special Future Land Acquisition Funds, which are included in the adopted FY 2023 Budget, account number 25104100-801000-LA001.

BACKGROUND: The County of Lake acquires certain tax delinquent properties via tax deeds and lists them for sale in its "Green Book." At the direction of the Planning Committee, District staff has reviewed the property described in the attached resolution, which was listed for sale in the Green Book, to determine its suitability for acquisition for District purposes. In staff's opinion, the acquisition, protection, and management of this property will meet the District's adopted land acquisition goals of protecting wildlife habitat, preserving wetlands, prairies and forests, providing scenic vistas and open spaces, adding to existing preserves, and protecting existing Forest Preserve holdings. In addition, the property will serve as a visual, topographic and ecologic extension of adjoining District properties.

The property is located on West 21st Street, approximately 1,000 feet west of the Soo Line Railroad right of way.

Per the terms of the County's "Green Book" bid process, on August 3, 2023, the District placed a sealed bid for the parcel of \$1.00, which the County accepted on September 7, 2023. Following Board approval, pursuant to the bid, the District would pay \$1.00 for the property. Once the District pays for the property, the County will issue a quit claim deed and the District will obtain title to the parcel.

REVIEW BY OTHERS: Executive Director, Chief Operations Officer, Director of Finance, Manager of Board Operations, and Corporate Counsel.

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

**BOARD OF COMMISSIONERS
LAKE COUNTY FOREST PRESERVE DISTRICT
REGULAR OCTOBER MEETING
OCTOBER 11, 2023**

MISTER PRESIDENT AND MEMBERS OF THE BOARD OF COMMISSIONERS:

Your **PLANNING COMMITTEE** presents herewith “A Resolution to Purchase an Approximately 3-acre Parcel as an Addition to Wadsworth Savanna Forest Preserve (County of Lake, Trustee Property),” and requests its approval.

PLANNING COMMITTEE:

Date: _____ Roll Call Vote: Ayes: _____ Nays: _____
 Voice Vote Majority Ayes; Nays: _____

**LAKE COUNTY FOREST PRESERVE DISTRICT
LAKE COUNTY, ILLINOIS**

**A RESOLUTION TO PURCHASE AN APPROXIMATELY 3-ACRE PARCEL
AS AN ADDITION TO WADSWORTH SAVANNA FOREST PRESERVE
(COUNTY OF LAKE, TRUSTEE PROPERTY)**

WHEREAS, the Lake County Forest Preserve District (the "District") owns a certain parcel of land known as Wadsworth Savanna Forest Preserve ("Wadsworth Savanna"); and

WHEREAS, the Planning Committee (the "Committee") of the District has reviewed certain land in Newport Township that is within the corporate limits of the District, adjacent to Wadsworth Savanna, and suitable for District purposes, which land includes approximately 3 acres, is known as the County of Lake, Trustee Property, and is depicted in Exhibit A attached hereto (the "Property"); and

WHEREAS, the Property will expand upon, and enhance, the holding of Wadsworth Savanna, will provide expanded forest preserve opportunities in an ecologically important portion of Lake County, and is a visual, topographic and ecologic extension of District properties; and

WHEREAS, the District's Planning and Land Preservation Department has placed a sealed "Green Book" bid of \$1.00 with the County of Lake, Trustee, the owner of the Property (the "County"), which bid has been accepted by the County; and

WHEREAS, the Committee has recommended that the District purchase the Property from the County; and

WHEREAS, the Board of Commissioners finds that (i) the Property is suitable for District purposes, (ii) acquisition of the Property would expand upon and enhance the holdings of Wadsworth Savanna, protect wildlife habitat, protect against flooding, preserve wetlands, provide scenic vistas, and serve as a visual, topographic and ecologic extension of adjoining District properties, and (iii) it is in the best interests of the District to acquire the Property;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Lake County Forest Preserve District, Lake County, Illinois **THAT**:

Section 1: Recitals. The recitals set forth above are incorporated as a part of this Resolution by this reference.

Section 2: Ownership and Boundaries. The Property is owned by the County, is depicted on the attached Exhibit A, and lies wholly within the limits of the District.

Section 3: Suitability. The Property is suitable to be used, occupied, and developed for forest preserve and related purposes, and it is necessary and desirable that the Property be acquired by the District for \$1.00.

Section 4: Approval of Purchase. The acquisition of the Property is hereby approved. The District shall purchase the Property from the County, upon the terms and conditions of the County's "Green Book" bid process and such other terms and conditions as shall be approved by the District, for \$1.00. The President, Secretary, and Executive Director of the District (and their designees) are hereby authorized and directed (i) to execute and attest to, on behalf of the District, all documents that are necessary to complete the acquisition of the Property, provided that any documents have first been approved by the District's Corporate Counsel and (ii) to take such other actions as may be necessary to complete such acquisition. Further, all prior actions by the District and its employees and attorneys to purchase the Property through the "Green Book" process are hereby ratified and approved.

Section 5: Authority to Pay Owner. The Treasurer of the District is hereby authorized to pay \$1.00 for the Property.

Section 6: Effective Date. This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

PASSED this ____ day of _____, 2023

AYES:

NAYS:

APPROVED this ____ day of _____, 2023

Angelo D. Kyle, President
Lake County Forest Preserve District

ATTEST:




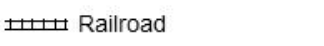
Julie Gragnani, Secretary
Lake County Forest Preserve District

Exhibit No. _____

Exhibit A

Lake County Forest Preserve District
Land Preservation and Special Projects
1899 W Winchester Rd
Libertyville, Illinois 60048
847-988-3351

Legend

-  Forest Preserve Property
-  Property
-  Des Plaines River Trail
-  Railroad



Courtesy Copy Only.
Property boundaries indicated are provided for general location purposes. Wetland and flood limits shown are approximate and should not be used to determine setbacks for structure or as a basis for purchasing property.

Prepared using information from:
Lake County Department of Information & Technology: GIS/Mapping Division
18 North County Street
Waukegan, Illinois 60085-4357
847-377-2373



2023 Aerial Photo

Map Prepared 8 September 2023

